B-1 Prior

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CASE #	
PLAN REVIEW #	14-009779

APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

APPLICANT: Kelly and Stan Martin
AUTHORIZED AGENT (if applicable): N/A
STREET ADDRESS: 1104 Lorrain Street
LEGAL DESCRIPTION: Subdivision – SHELLEY HEIGHTS NO 2.
Lot(s) 13 $Block$ Outlot Division
ZONING DISTRICT AND NEIGHBORHOOD PLAN: SF-3-NP / Old West Austin
LAND STATUS DETERMINATION CASE NUMBER (if applicable)
REQUEST: up to 25% increase in one or more of the following:
 Maximum Floor to area ratio .4 or gross floor area >2300 sq ft. Maximum Linear feet of Gables protruding from setback plane Maximum Linear feet of Dormers protruding from the setback plane
Waive or modify the side wall articulation requirement of Section 2.7.
• Side Wall Length Articulation
Please briefly and thoroughly
We are requesting an increase in our allowed FAR of 510 SF (22.17%)
in order to build an accessory apartment for our aging parents
and still have enough room for a family and home offices in the
main (existing) areas of the house.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) – case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.

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APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

DESIGN GUIDELINE CONSIDERATIONS:

~	n attached name
الح	e attached pages.
D	oes the development:
8	. Comply with the neighborhood design guidelines, if any
	See attached pages.
_	
	p. Provide consistency with the streetscape of the properties in the vicinity
	See attached pages.
•	
	 Provide consistency with the massing, scale and proximity of structures located on either side of behind the development
	See attached pages.

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	d. Impact the privacy of adjacent rear yards
	See attached pages.
	e. Impact the topography or lot shape
	See attached pages.
	See allactica pages.
	the street of the adjace
-	For a development of an entire block, will the development have a negative impact on the adjace
_	property?
S	ee attached pages.
_	

APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

B1

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 1104 Lorrain	treet
City, State Austin, Texas	Zip 78703
Phone 512-426-2196	Printed Name Kelly Martin & Stan Martin
OWNER'S CERTIFICATE – I affirm and correct to the best of my knowledge	
Mailing Address 1104 Lorrain S	Street
City, State Austin, Texas	_{Zin} 78703
Phone 512-426-2196	Printed Name Kelly Martin & Stan Martin
Signature	Date 02/11/2014



RDCC APPLICATION: 1104 Lorrain Street

1. Are there any recommendations from the neighborhood plan team for this development?

Yes. We have recommendations from both the neighborhood plan team (OWANA Steering Committee) and many neighbors:

- 1. After presenting the design in January, 2014 we have unanimous support for our proposal from the OWANA Steering Committee. The committee is submitting a letter of support directly to the RDCC prior to the March meeting.
- 2. We have support for our proposal from numerous neighbors and have collected 23 letters of support in agreement with the development in their neighborhood (see support section in the application binder.)

2. Does the development:

a. Comply with the neighborhood design guidelines, if any:

Yes. The proposed accessory apartment, used specifically for family members 60 years or older, is consistent with OWANA's neighborhood design guidelines for the following reasons:

- 1. Promotes diversity of architectural styles but also preserves the integrity of the original structure and those structures surrounding it. The design has been fully approved by the Historic Review Department in relation to size, scale, style, and materiality.
- 2. Promotes density and diversity within the neighborhood
- 3. Maintains consistent massing and scale with the structures surrounding it
- 4. Maintains historic land use patterns by developing a "back-building" like structure towards the rear of the lot. Our new structure will conform to all setbacks while the existing garage structure (to be torn down) does not conform to either the side yard or rear yard setbacks required.
- 5. Parking will remain on the side of structure, rather than the front, and the curb cut size minimized to protect the street scape of the neighborhood
- 6. Existing garage door is removed from street view which is preferred in the neighborhood plan.

In addition, OWANA has also adopted the use of special infill options found in the Neighborhood Plan Combining District (NPCD) including:

- 1. Secondary apartments are allowed, and promoted, for increased diversity within the area.
- 2. Small lot amnesty was granted for lots under 5,750 sq. ft. allowing unusually small lots, such as ours at 5,264 SF, the same option of a secondary unit / garage apartment.

Our proposal asks for an increase of 510 SF above the 0.40 limit for a total of 2,810 SF (53.3% total FAR) which is 22.17% above the 2,300 SF allowed for our size lot.

Our proposal is in line with an average size lot in our neighborhood. Properties within a 500' radius of our lot (106 samples) have an average size of 6,840 SF and would allow for 2,737 SF of development. We would like to be able to develop our lot to a similar level of FAR as our average neighbor's lot.

Precedent has been set in our neighborhood to allow for FAR above the zoning limit, 25% of the homes within a 500' radius of our lot are over their 40% FAR maximum.

Secondary dwellings are also very common in our neighborhood, 21% of the properties within a 500' radius of our lot have these types of structures.



We did not develop a secondary dwelling / apartment for these reasons:

- 1. It is critical that our parents are able to easily access all areas of their apartment and the existing structure and therefore our development needs to have a level and navigable connection to one another. Secondary apartments do not allow this type of configuration and must be fully separated per code.
- 2. With our small lot size, the separation requirement for secondary apartment would promote a much longer driveway, using almost all of the existing green space which is important to our family and children. In addition, we would like to place the accessory apartment in the same general vicinity and arrangement as the garage to disturb as little of the lot as possible.

b. Provide consistency with the streetscape of the properties in the vicinity?

Yes, for the following reasons:

- 1. The immediate area of Old West Austin is very eclectic in both design and scale, especially along 12th street where apartments, condos, and duplex buildings co-exist with single family structures. Our home is 3 houses away from 12th street and several homes within the block have secondary units.
- 2. The proposed addition is only visible from the street when viewed directly down our driveway and is less visible than the original garage structure. You cannot see this addition when driving north/south on Lorrain Street, the existing structures and existing trees block all site lines.

c. Provide consistency with massing, scale, and proximity of structures located on either side of or behind the development?

The proposed addition will nullify non-conforming setback encroachments of the existing garage, both side and rear yard setbacks.

Special attention was paid to the rooflines which are designed pitch towards the southern neighbor and to reduce the scale of the structure as much as possible at the setback line.

The proposed addition is consistent with, or shorter in overall height, than the existing adjacent 2 story structures to its north and the south.

d. Impact the privacy of adjacent rear yards?

No. Special attention was paid to reduce or block site lines to and from the accessory apartment in order to protect privacy for the lots directly to the north, south, and west. All windows on the addition were carefully located high on the walls of the structure to block any views to, and from, these neighboring yards.

In addition, we plan to plant additional tree screening on the south side of the addition to reduce the small increase in massing for our southern neighbors.

e. Impact the topography or lot shape?

No. The design will have no impact of on topography and existing drainage conditions will be improved after construction is complete.

2. For a development of an entire block, will the development have a negative impact on the adjacent property?

No. This question is not applicable for this project.

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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2014-009479PR	
ADDRESS: 1104 Lorrain Street	☐ I am in favor
Contact: Daniel Word, 512-974-3341	X I object
Public Hearing: March 5, 2014 □	
Residential Design and Compatibility Commission	
BRIAN PAPE & PAIGE TREDERICK-PAI Your Name (please print)	PE
1202 SHELLEY AVE	
Your address(es) affected by this application	1.1
	2/24/14
Signature	Date
Comments: OUR DEFAULT PACITION	ON CHANGES
TO THE INC IS TO OBJECT	. HOWEVER,
IF THE APPLICANT (AN SHO)	WE THEY
HAVE THE SUPPORT OF THE	R 5 CONTIGUOUS
NEI HABORS ON LORRAIN & MAI	FRAIS, THEN
WE WOULD WITHDRAN OUR OB	UCCTION. THOSE
5 CONTIGUOUS NEIGHBORS ARI	E AFFECTED BY
ANY CHANGES MADE TO 1104 L	ORRAN & ARE
THE ONES WHO WILL FEEL AN	Y NEGATIVE
FINANCIAL REPROCUSIONS. If you use this form to comment, it may be returned to:	
City of Austin	
Daniel Word	
P.O. Box 1088	
Austin, TX 78767-8810	

8)4

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2014-009479PR ADDRESS: 1104 Lorrain Street Contact: Daniel Word, 512-974-3341 Public Hearing: March 5, 2014	☐ I am in favor☐ I object
Residential Design and Compatibility Commission	
Wendy Foster	
Your Name (please print)	
1000 Shelley Austra 7870	3
Your address(es) affected by this application	_
Wender Tosta	2/22/14
Signature	Date
Comments:	
I have sevened an	d pupport
the holestie or indicate	ing the
wa marine apparace	oro or ag
are respectful and r	<u>esponder</u>
meighbors.	
If you use this form to comment, it may be returned to City of Austin	:
Daniel Word	
P.O. Box 1088	
Auctin TX 78767-8810	

City of Austin Residential Permit Application Residential Review, 2nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 978-4000

			Pr	oject Information
Project Address: 1104 Loccain	n St	Tax Parcel ID:	011002	0404
Legal Description: Lot 13 Blk 3	•	SIV Z Sh	elley Hei	
Zoning District or PUD: SF-31		Lot Size (square fee	526	1
	WANA	Historic District (if applicable):	K 1
Is this site within the Residential Design and O Note: Boundaries are defined under Title 25-2 Subchap			Area?	⊠Y □N
Does this site currently have water availability If no, contact Austin Water Utility to apply for water/w	y? XY N	wastewater ava	nilability?	Y DN
Does this site have or will it have an auxiliary	water source? Y N	If yes, submit app	proved auxiliary ar	nd potable plumbing plans
(Auxiliary water supplies are wells, rainwater harvesting, Does this site have a septic system?	☐Y XN		copy of approved sept	ic permit to construct
Does this site require a cut or fill in excess of If yes, contact the Development Assistance Center for a				$\square_{\Lambda} \bowtie_{M}$
Does this site front a paved street? Does this site have a Board of Adjustment (Bo	M Y N	Is this site adjaces Case #	nt to a paved alley?	
Does this site have a Residential Design and C	Compatibility Commission	(RDCC) waiver?		(if applicable)
If yes, provide a copy of decision sheet. Note: A perm Does the project impact a tree protected by or				
Note: If yes, application for a tree permit with the C			*	□Ÿ □N
Is this site within one hundred-fifty (150) feet Note: Proximity to a floodplain may require additiona	of the one hundred (100)	year floodplain?		□Y □N
Note, Frozimity to a moouplain may require auditional	in review time.		D _o	corintian of Warls
Existing Use: vacant single-family re	sidential duplex resid	ential two-fa	mily residential	scription of Work other
Proposed Use vacant single-family re		ential two-far	mily residential	other Accessory Aporto
	ddition addition/remo			other
		of aviating baths.	# of h	paths upon
D 4 completion	<u>: </u>		3 comp	letion: 5
Will all or part of an existing exterior wall be Note: Removal of all or part of a structure requires a	• •	oject? Y	N 	
Project Description: (Note: Please provide thorough	description of project. Attach a	ditional pages as necess	sary)	5001
aparment			a. : with	
Trades Permits Required: Trades Permits Required:	plumbing me	chanical (HVAC)	Concrete I	(right-of-way)
(circle all that apply)	Margine Mulic	onamoai (IIVAC)	Liconerete	
Total Job Valuation: \$ 70,000	Portion of Total Job Valu	ation Dedicated	Portion of Total	Job Valuation Job Valuation Dedicated
	to Addition/New Constru	ction: §	to Remodel/Repa	
of all valuations noted to the right. Labor and	Bldg: \$40,000 Elec Plmbg: \$10,000 Mec		Bldg: \$	Elec: \$
materials only, rounded to nearest dollar. Permit fees	Primary Structure: Accessory Structure:	\$ 40 000	Plmbg: \$	Mech: \$

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		Building and	Site Area
Area Description Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
a) 1 st floor conditioned area	1040.6	574.5	1565,1
b) 2 nd floor conditioned area	1219.8	100	1319.8
c) 3 rd floor conditioned area	-		-
d) Basement		_	_
e) Covered Parking (garage or carport) Removed 271			
1) Covered Patio, Deck or Porch	375,4		375.4
g) Balcony	_		-
h) Other			_
i) Uncovered Wood Deck			_
Total Gross Building Area (total A through I)	2585,8	624.5	37 10.3
j) Pool	-	_	
k) Spa		V	_

Site Development Information
Building Coverage Information Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)
Total Building Coverage (sq ft): 1890.5 % of lot size: 35.9
Impervious Cover Information Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23) Total Impervious Cover (sq ft): 29466 % of lot size:
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? Y N (LDC 25-2-513)
Does any structure (or an element of a structure) extend over or beyond a required yard? [LDC 25-2-513]
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3)
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Parking (LDC 25-6 Appendix A & 25-6-478)
Building Height: 5 ft Number of Floors: 2 # of spaces required: 3 # of spaces provided: 3
Right-of-Way Information s a sidewalk required for the proposed construction? (LDC-6-353) *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.
Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project?
Width of approach (measured at property line):ft Distance from intersection (for corner lots only):ft
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property?

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Subchapter F – 'McMansion'

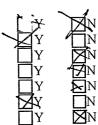
Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls. Areas with ceiling height over 15 feet are counted twice.

1 st Floor 2 nd Floor	Existing 1649. 1219.8	New 441.b	Exemption	1490,6 1319,8
3 rd Floor				
Basement				
Attic				
Garage (attached)				
(detached)				
Carport (attached)				
(detached)				
Accessory building(s) (detached)				
Ceilings over 15 ft				
	TOTA	AL GROSS FLO	OR AREA	2810,4

(Total Gross Floor Area /lot size) = 53.3 Floor-To-Area Ratio (FAR)

Is this project claiming a "parking area" exemption as described under Article 3? Is this project claiming a "ground floor porch" exemption as described under Article3? Is this project claiming a "basement" exemption as described under Article 3? Is this project claiming a "habitable attic" exemption as described under Article 3? Is a sidewall articulation required for this project? Does any portion of the structure extend beyond a setback plane? Are any ceilings over 15 feet in height?



Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway, and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

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			Contact Information
Owner	Stan Martin	Applicant or Agent	Rodney Bennett
Mailing Address	NOU Lorrain	Mailing Address	11503 Ridge Auglintx 78748
Phone Email	Austin 78703 426-2196	Phone Email	jb. r b consultingayanoo, low
Fax		Fax	ADRIB HIMLOUNT CIEN
General Contractor	DAVID WILKES BUILDERS	Design Professional	ARBIB HUGHEY DESIGN
Mailing Address	5450 Becaus RD Audin 78746	Mailing Address	407 Bee Caves Auxlow 78746 412-780-4307
Phone Email		Phone Email	412 100 1301
Fax		Fax	A 1- ovelodomonts

Comoral	DARID WILLY BS RIM LOTS	Design	ARBIB Hughey Design							
General Contractor	DAVID WILKES BUILDES S450 Becaus RD Audin 78746	Professional	6707 Bee Cayes							
Mailing	5450 BeeCAUS RD	Mailing Address	Austin 78746							
Address	Austin 78746	Phone	Auxlin 78746 A12-780-4307							
Phone		Email								
Email		Fax								
Fax			Acknowledgments							
			4 -							
Is this site re	gistered as the owner's homestead for the current	tax year with the a	ppraisal district? Y N							
1 7 70 . 1.	carrage for the Building LITHCIAL IO SUSUCILL OF ICV	one a permitte and	d Development Code (LDC), non-compliance with the license.							
I understand	that I am responsible for complying with any su	ıbdivision notes, re restrictions (i.e., he	strictive covenants and/or zoning conditional overlays light, access, screening, etc.) on this property.							
If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, it requested, I must provide copies of all subdivision plat notes, restrictive covenants, and/or zoning conditional overlay information that may apply to this										
I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing										
I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that I support that I support the cost to repair customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.										
I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with coverent code may be required.										
I hereby ce	rtify that to the best of my knowledge and ability,	the information pro	ovided in this application is complete and accurate.							
I further ac	hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate. further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any									
I also unde	Ilting permit and/or license. so understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the James and James are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the James are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the James are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the James are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the James are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the James are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the James are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the James are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the James are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the James are also are									
Erosion an	d Sedimentation Controls are required per Section	125-8-181.								
I acknowle	I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.									
I acknowle	provisions of the current adopted building codes of	or another ordinanc	rued to be a permit for, or an approval of any violation of e of the City of Austin.							
Applicant'	s signature:		Date: 1-27-14							
Design Pro	ofessional's signature:									



GENERAL

000 COVER SHEET 001 GENERAL NOTES

PLANS

A-101 PLANS: SITE & CALCULATIONS A-104 PLANS: FLOOR PLANS A-105 PLANS: ROOF PLAN A-106 PLANS: RCP & ELECTRICAL

A-201 EAST & SOUTH ELEVATIONS A-202 WEST & NORTH ELEVATIONS

A-301 NOT USED

A-401 NOT USED A-501 NOT USED

A-601 DOOR / WINDOW SCHEDULE

STRUCTURAL

TO BE SUBMITTED AFTER PLAN REVIEW AND APPROVAL



LORRAIN STREET RESIDENCE

PROJECT LOCATION 1104 Lorrain Street Austin, Texas 78703 Stan and Kelly Martin 1104 Lorrain Street Austin, Texas 78703 512,426,2196

5450 Bee Cave Road West Lake Hills, Texas 78746 512.328,9888 GENERAL CONTRACTOR David Wilkes Builders

6707 Bee Caves Road Auslin, Texas 78746 412.780.4307 Arbib Hughey Design

Attn: Tats Kiguchi 1000 East Cesar Chavez SL, #201 Auslin, Texas 78702 512.298,3999 LEAP! Structures

STRUCTURAL ENGINEER

ARBIB HUGHEY DESIGN

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PERMIT APPLICATION SET SUBMIT DATE: JANUARY 17TH, 2014

PLEASE REVIEW ALL GENERAL NOTES BEFORE BID & COMMENCING WORK:



SHOP DRAWINGS, PRODUCT DATAAND SAMPLES

Trinistons and/or revisions to this occumnni shalt he noted in the cook/act between the Cwiner and the General Contractor the General Condisons shall include, but not be lensed to, the following: OWNERSHIP AND USE OF ARBIB HUGHEY DESIGN BRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS

1. The development of the properties are delivered to prove 2 for the properties of the development of the development of the properties of the development of the

The dasgner will be the integrater of the requirements of the construction documents and the judge of the performance thereunder by both the owner and the confector.

3. All work to conform to current versions of Codes or Guidelines as required by the local governing authodives.

The Catastact and tractify land to appet the Catastack Concentral units and the state the sets of the pre-pared to the Catastack Catast REVIEW OF CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

The Coetactor shall late field dimensions and verify field conditions and shall cardially compare such field the statements and conditions and other internation between the Coetactor with the Contractor Documents before stating word. Extract, inconsistancies, or original statement shall be reported to the designer and ownsi.

Should a conflict occur in or between drawings and specifications, the specifications should lake precedence, unless a willight describes a clarification for element membed and/or instructs. The Confrector shall be responsible for the accurate plecement of the building on the site.

SUPERVISION AND CONSTURCTION PROCEDURES

The Constant but supervisor and forest but water, study and selected the study and selection. The constant of selected the study responsible for and have sooned over, constitution means, method, lathingua, scenerate and procedure and for conductions of a foreign and selection means, method, lathingual scenerate of procedure procedure and procedure procedure and pro

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The achiefuce and he responsible for convoluent with a lapsockate doors and explained. Responsible for the professional professional professional professional professional professional professional professional may be deepended to each populate to subcontract to INI NO CAGE facilities to manage to the additional wind or other professional professional professional professional professional professional professional additional wind or other professional professional

The contextor shall maintain at the size on record a copy of the Drawings, Specifications, Addends, Change of the context and other medicines, in good sets and other medicines, in good sets and native during a treat during a resident was deducted outsides and a sadden approved Shop Drawings, Product Date, Sample and shalls requised maintain.

The Consustration is expossible for all calling litting, or patibleg of his work that may be required to make several part ill replace property and not except may be the work by unlike account of conserva-always have one any part of it. A patible, replacing and highest property and the conservation of the conservation makes to that sufferes replaced vis. Upon completion, making termined patient servations visit servations.

6. The Contractor shall be reapproxible for obtaining the pormits for the modivarical, electrical, and plembling systems. These systems taken most to the requirements of all local toodes and ordinances and the requirements of all total toodes. An ordinances and the requirements of all total toodes.

The contractor shalt confine operations on the tide to seass permitted by itsw, ordinances, permits and the Owner, The work shall be done in accordance with applicable save, local ordinances, permits and the construction documents.

The Contactor shall maintain the premises and surrounding such the of other and full su cated by operations counted by Contact. The such and be supported by the premises of experience in the 5th or counted or most part and experience. In the 5th or counted or moved only up an application of each place at the view for that it may not a find that it may not a surrounding a surrounding and a surrounding a surrounding or surrounding the surrounding and a surrou

Interior walls on concovie saab floors shall be anchored with ramsel #3348 or equal at 36" o.c. and within 2" of commons and saferoid.

All posts in waits shall have posts in walls below continuously to the foundation

Stud wate shall be fine blocked at Roor, ceiling (including furred areas), and mishelphi of alud spaces more than 8-4" high.

Flush astorior openings with Statistati or equis. Window heed fasting to top over jamb fasting and jamb fasting to top over still fasting.

7. Provide 26 ga. G.I. saddie flashing and counter flashing. Provide 26 ga. G.I. directors at all door heads. 8. 26 ga. G.I. crickel flashing shall be used at all connections to the roof. Apply over plywood frames

Provide adequate temporary support as necessary to assure the structural value or integrity of any portion of the building affected by the work.

(A) As discussions that have precedent over each of Astronomy control of Astronomy and Astronomy of Astronomy

All malerials stored on the site shell be properly stacked and protected to prevent damage and deterioration until use. Fakins to protect materials may be cause for rejection of work.

Approved loss l'actices shall be provided at all lires during construction. Chemical loiet when used that not be placed within front yard selback. 4. Construction site must be maintained in a neal fastion and debris shall be containerized or hauted regularly.

The Contractor shall evidence anted discipline and good cuter among the Contractor's employees and other persons carrying angulate Confraed. The Contractor shall not perror employment of an unifi person or persons not actively it tasks aspected to bean.

Alt materials stored on the site shall be proporty stacked and protected to prevent damage and deterioration until tue. Failure to protect materials may be cause for rejection of work.

4. All feming shall be instanded meeting the requierments of both the shouturel and fighting design. The Contractor shall suppare the peptide instructival and additional faming where meassary to eccentrodate the location of the electrical and gifting fittings as located in the plans.

 Inspecion required for all lab, pisslar, and/or wall board prior to the application of any pleater any joints or fasterers. 10. Exterior stucco wire shalf be naised to top and bollom plates w/ 8d nails 😭 8° o.o.

9. Lath and plaster shall conform to I.B.C. Chapter 25.

16. Provide all necessary blocking, backing, and framing for fight Intuines, electric units, A.C. equipment, and all obharitems as required.

18. Provide all access panels as required by governing code to all concealed apaces, voids, attics, etc., Variety type required with Designer prior to installation. Where larger stude or turing it required to cover piping and conduits, the larger stud size or furfing shall extend the full langth of the wall width and langth where the furfing occurs. The Couludes shall prease and solvel to be designer or to the Owner, Stop Drawings, Pronted Bank, Israel, Stop Stanger, and Assistance and Assistance Standers Assista

18. Showes a five for car and white fiched with eneman). But a considerable unless parts a position for the care and the c Use approved 1.6 galten per flush water clostes. Water closest shall be located to a clear space not less than 30 inches to width and ferve a clear space in (cont of the water closes stoot of not less than 24 inches.

20. Glazing used in doors and panels of shower and bethink endequres shall be felly improved, largiculas salary glass on approved gaissie. When spices it used it stat have a malaronia inchesses of mit less been 188 lech when tally temperated, or it yes when temperated, and have been the strengthermical or applicable code.

21. Provide under floor verbildnich in eine of niched wood foors par explicable code. Under floor seres shall be verbreitelled with contract and explication of the floor hand of the floor. Despite the floor is the contract as particular det shall provide observed into comment and expensively to the processing service of the contract as the particular det shall provide observed into the comment of the particular det shall provide the despite of the particular despite of the contract of the particular despite of the particular desp

Substitutions of materials having the quality to these specified or noted will be considered by the steaports, when designed or deliance of contractions are equally intercepted because the object of contraction will provide at the interpret of the total because of the contraction of the contraction of the provided and showing their most hospitation into the project. The Codesdor shall not make changes without the product within appeared of the designer. Schalbalen a market hange, to earlie to provide a property or to the provided by the designed to the provided and when may and data to be designed for review and approving prior to ordering of products or community in talked works.

Sampies of all colors and malecials shall be submitted to the designer or exmer for review and approval prior to ordering of products or commencing related work.

When professoral confication of parformance criteria of materials, systems, or equipment is required by the experticion document, the designar shall be existed to rely upon the accoracy and completeness of such calculators and cartifications.

22. Asits exes shall be venticated with openings thereing a red sees of not less than 1 so. it. for each 150 sq. 1. of "sees." The openings that be covered with correction resistant wire mesh with mesh opening of X hoch in defencion.

23. Not Used.

24. All windows, skylights, and glass doors to be dust-glazed.

Uniess otherwise previded in the construction documents, when the Owner polations construction for operations related to the properties of the Construction of

PROTECTION OF PERSONS AND PROPERTY

The contractor shall provide the Counar and Designer access to the Work in preparation and process wherever bootied.

ACCESS TO WORK

CONSTRUCTION BY DWAFR OR BY SEPARATE CONTRACTORS

SECURITY REQUIREMENTS

Entry Vision. All entry doors shall be provided with a door viswor, View ports, or Viewing windows. Buch View ports or windows shall be constructed of fully tempered glass.

2. General. Single saving door, the active last of a pair of doors, and the bollom load of Darich doors shall be expenyed with a desclobed pull dedirection-glass. The deachder shall will may be a straight of the process of the door and other described pull. The deachder shall will make a first of the door and opensible form the interior side of the door and opensible form the interior side of the door and opensible form the interior side by a series within door not require a key; special tronkogy, or special effort to openier.

To the conceptor with the regarded to the children and and a criterial on the state of conceptual or with the case of conceptual or with the case of conceptual to conceptual or the state of conceptual or the st

The Contrador shall gno notices and comply with applicable laws, ordinances, rules, regulations and lawful orders of polic authorities bearing on safety of persons or property or their protection from damage, injury or loss

The Contractor shall great and maintain, as required by existing conditions and performance under the Contract, responsible anguals for tradity and protection, including participating styles and collect warnings against hazarity promotypating safely regulations and notifying owners and series of adjacent this and unlines

if a partion of the Work is covered content to the recepast of the Owner or Designat or to requirements
specifically contented in the content of content is most, if required in writing by the designat or coverest the
uncovered for the observation of the designation.

UNCOVERING AND CORRECTION OF WORK

The Contractor shall posmed Work niploted by the Designer of taling to conform to the requirements to contractor the contractor contractor. The Contractor contractor was the contractor contractor, when the removement is the contractor of the contractor contractor of the contractor

3. Swinging Doors. Swinging wood doors shall be of construction of one of the followings:

Side-coe door not lest than 1/38 lichas in Richenst.
 Exploracios door or Not sea harm 1/38 lichas in Richest.
 Exploracios door or Order and harm 1/38 lichas in Richest 1/38 lichas in Richas in Richest 1/38 lichas in Richest 1/38 lichas

Door Stops. Door stops of in-swinging doors shall be of one-piece construction with the jamb, or joined by rabbel to the jamb.

Höges. All pirkips hingse which are accessible from outside the secured area when the door is doosed theil there increamonable hings plan, it has deliced, they class the influents. If thin of however, seek justs but viden X, influents protection unless the hingse are abled to prevent entroused to the door if the hippor has we remove influents protection unless the hingse are belong to the protection.

Strike Prates. The strike plate for lasthes and the holding device for projecting deadbolts in wood construction shall be second to the jamb and the wall framing with screws not loses then 2-12 inches in largith.

Cylinder Guards. Cylinder guards shall be installed on all cylinder locks whenever the cylinder projects beyon the lace of the door or is otherwise accessible to gripping loots.

Deadboil: Deadboils shall contain hardered inserts to repot culting tools. A straight deadboil shall have a minimum intow of 1 loch and embadment of not less than 56 loch into the hosting device steaking the projected boils.

6. Glazing. Glazed openings within 40 inches of the required locking device of the door, when the door is in the occased position, shall be lefty impresed by that or proposed brangany resistant material, or shall be protected by mail, sucreating or grids instruction opening of 2 inches.

(ii) Siding Doors and Windows. Siding doors and windows shall be equipped with locking devices, and shall be provided with a division interupper formand of the moning panel to prohibil rashing and removing of the moving panel in the closed or partially open postdon.

al lecting hutowae, skylights, alding gissa doors, and openable windows to be used must be on the approve products this. Lighted degaran indicating nequined foodsmills fewals and tight februe product historialized for approve.

12. Hottonia sking doose shall be equipood with a metal guide track at top and bottom, and a cyfinder foot accordance and a population which bots at lock held and too, and a minimum feespit turnibut operation with nonementaries bay when he unforced position. The lockium leak that be no designed that the control to the state of the state of the state of the state of the state when the door it in a kocked position.

EMERGENCY ESCAPES

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Ganeral. Smoke detectors are required for new construction of sleeping rooms and corridors or eress giving access to sleeping rooms.

Leculos, The appired tende offsects that he monied on he ceining or wall of hear despirations and a sport neared forward on the wall or shong open and a post of certain of the shong ones. As a post of certain of the open of the shong ones are a post of certain of the open of the certain of the open of th

Power, Required emoke delectors for new continuction shalf reactive their primary power from the builds white;

ENERGY NOTES

 General. Construction shall minimize air leakage for windows, doors, cavitring, and all other applicable requirements. Windows, Fixed windows constructed and or encoded on site shall be seared to limit are infiltration in ecoodstrice with Sec. 08400 of the specifications. Doors. All exterior doors shell be designed to limit air leakage around their perimeter when in the closed position.

Capiting and sealings: Open sativity parts around window and older frames, between foundations, between waste of rook frames waste of rook frames and flows, between vest in presentations of utility sorvitors, through flows, and all other topicings in the extensive the parts, as presentations of utility sorvitors, through flows, and all other openings in the extensive peaks the sealod, cutlitied, gathered, or washers reposped to have all tolke or openings.

Noi Used

All insulating materials shall have bean instalted in compliance with the figure spiesd rating and smoke density requirements of the I.B.C.

Side constructed dears, windows, and skyights shall be causied between the unil and the building and shall be weetherstipped.

phase info:

connector.

Dividi Wilves Buildons
5450 Bine Cave Road

Vest Lake Hills: Tevas, 78746
512 328 9858

Stan and Kelly Martin 1104 Lorrain Speed Austin, TX 78703 512,426, 2106

PERMIT APPLICATION SET FOR THE CITY OF AUSTIN

 Doors and windows between conditioned and outside of unconfidenced spaces such as parages and compariments for central air gas turnsces what he fully weatherstripped. 8. All openings (doors and windows) shall be properly weathersupped, certified, and labeled.

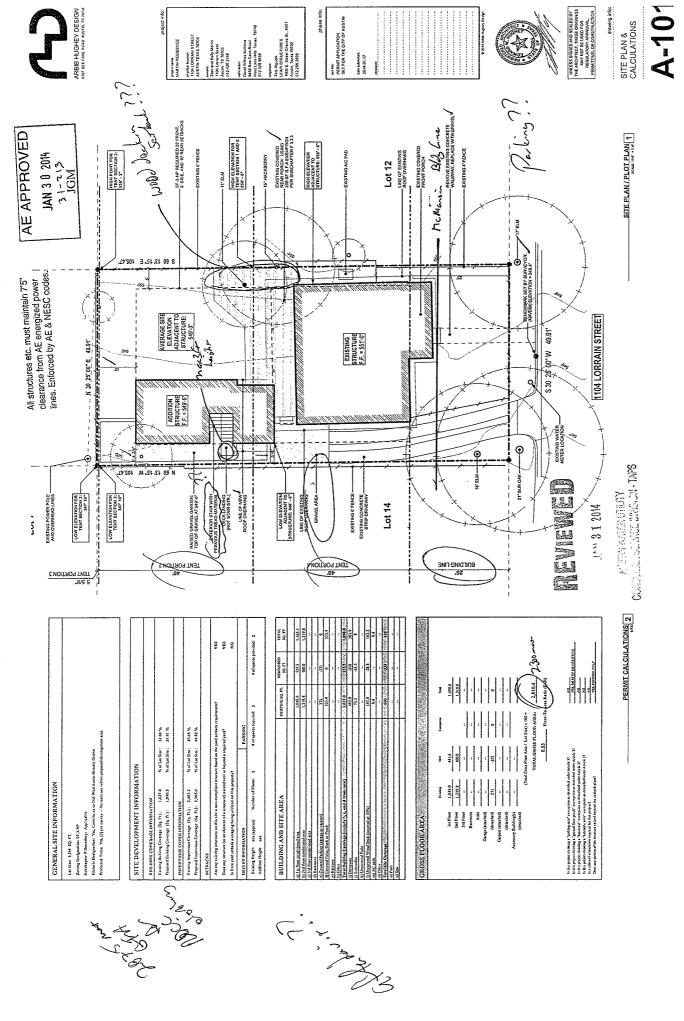
Backdraft dampers for all exhaust and fan systems shat be provin



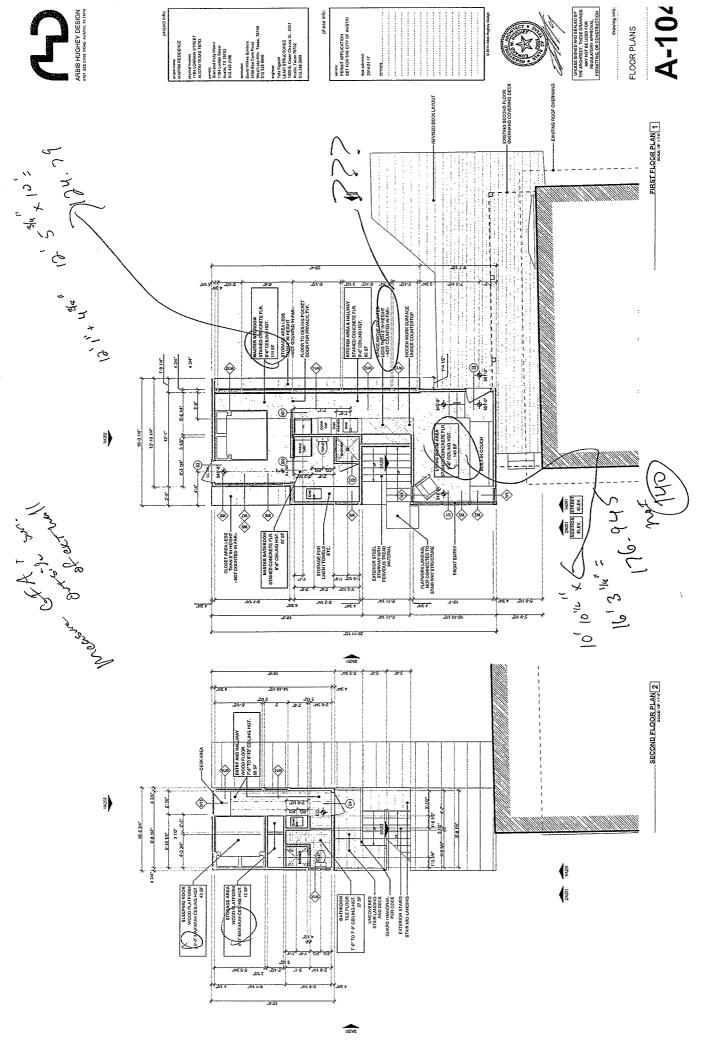
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9-5 GENERAL NOTES



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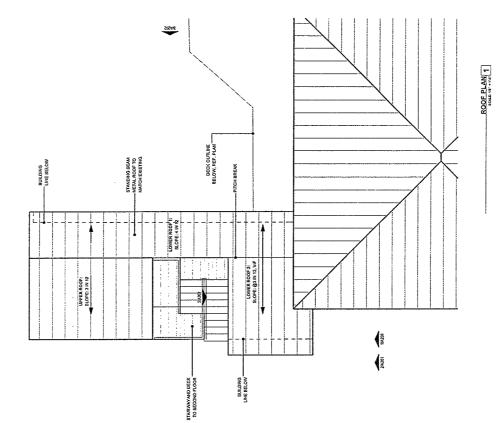
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Constitution demonstrated play A-10 10



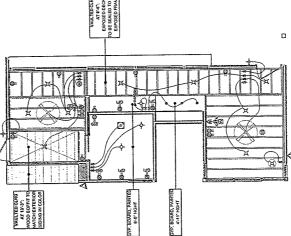
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¤	SURFACE UGHI	Ē		NECESSARY ADDITIONAL OUTERS IN ORDER TO
þ	RECESSED LIGHT	0	WATERPROOF DUPLEX RECEPTACIE	OUTER AND SWITCH LOCATION WHILE POSSIBLE.
Ð	RECESSED WALL WASHER SPOT LIGHT	d.		2. ELECTRICIAN TO PROVIDE ON CAULETS WHERE REQUIRED BY APPLICABLE CODE.
	PUCK LIGHT IN CARMET	0	Estilo (diadoles mes cisioas)	3, ELECTRICIAN TO DESERMINE NECESSARY POWER
14	SCONCERGAT	e E	GROUND FAUL MICKEUT CORES	NEEDS FOR SPECIAL USE DEVICES AND CONDITIONS I.E. HIGH-VOLFAGE, EXTERIOR, GA, ETC. J AND
18	PENDANTLIGHT	6 -	220 LINE FOR DRYER	ENSURE PROPER INSTALLATION OF DEVICES WHERE REQUIRED.
ď	DRECTIONAL UGHS	3	Bano soon	4. ALL WIRE, INCLUDING SERVICE WAR, TO BE COPPER
<	MONON DETECTOR SECURITY LIGHT		HOLINA	S. ALL DIMENSIONS ARE TO FACE OF FRAMING
d	UP-UGHT	1		6. ALI MIERIOR SWIICHES, RECEPTACIES AND COVER PLAIES PER 19EC, UNITES OTHERWISE HOTED.
	WALL MOUNTED FLOURESCENT	2	3-WAY SWIICH	7. ALL EXTERIOR SURFACE AND RECESSED PATURES
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PERMIT APPLICATION SET FOR THE CITY OF AUSTIN

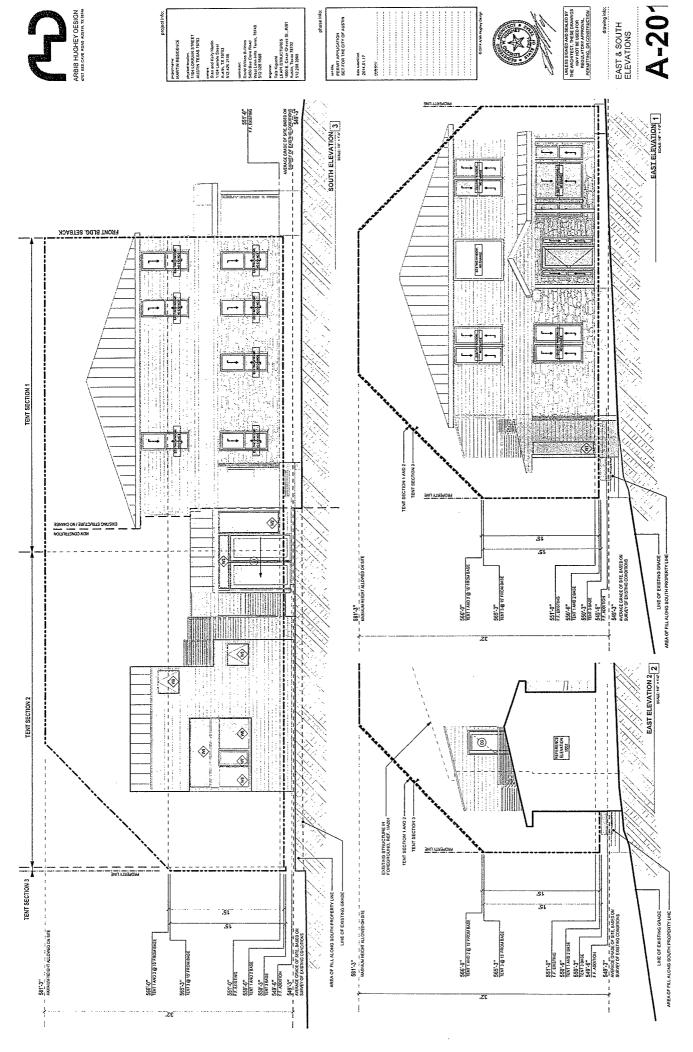


RCP & ELEC. PLAN: SECOND FLOOR



RCP & ELEC. PLAN: FIRST FLOOR

REF. CELLING & ELEC. PLANS







phase info: M UG. PERMIT APPLICATION SET FOR THE CITY OF AUSTIN

UNIESS SIGNED AND SEALED BY THE ACCHITECT, THESE DRAWNG! MAY NOT BE USED FOR REGULATORY APPROVA.

A-60 SCHEDULE

DOOR AND WINDOW SCHEDULE 1

DIMENSIONS LISTED IN SCHEDULE BELOW ARE THE ROUGH OPENING (EXACT UNIT SIZE TO BE DETERMINED BY MANUFACTURER) WINDOW UNT SPEC. MARVIN ULTIMATE AWAHIOT CAASUMENT ALLINE EXPERIOR, PRE-PRIMED PLANT GRADE INTERIOR)
PLANTING COLOR ES SATIN INSECT OF COLUMNENT
ACCESSORIES: SCREEN FOR OPERALE PAREL exact dimensions for all replacement windows are responsibility of G.C. and window manufacturer to ensure proper fit WINDOW UNIT EPEC. MARUN ULTMATE FIRED PAULU CLAD EXTENDOR, PRE-PRINED PANT GRADE INFERIOR)

HADDORMER, SAIN WINELLO PREDUALEPINEL

ACCESSORIES, SCRIEGH FOR OFERALLE PANEL

ACCESSORIES, SCRIEGH FOR OFERALLE PANEL ALL DIMENSIONS ON PLANS INDICATE ROUGH OPENING SIZE (NOT UNIT SIZE) i 104 Lorram etreet austin, texas 78703 11 | 72014 PROJECT: DATE: NOTES:

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DOOR SPEC:

MARVIN EXTERIOR BLODRY MALUN, CLAD EXTERIOR, PRE-FRANCE PANT GRADE INTERIOR)
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HANDWARE, SATHA INCELLO REDUNALENT
HANDWARE, SATHA INCELLO REDUNALENT
HANDWARE, SATHA INCELLO REDUNALENT
HANDWARE, TRO, PER OWNER

PRICE ALL INTERIOR DOORS TO MATCH EXISTING DINTIS, O.C. TO VERRY
FINISH. PANIT GALCE WOOD
HINGE COCON. BATHIN WOCKEL ON BOUNALENT
HARDWAYET TOP, PER OWNER

NOTES				SITE STACK WITH DOOR 1			SITE MULED WITH WINDOW 7 & 8	SITE WILLED WITH WINDOW 6 & 8	SECTION OF WINDOWS & 7	I MOLCAL TO THE PARTY OF THE PA															 (4010)	SITE STACK WITH WINDOW 3					ELOOR TO CLING WITH CUSTOM INSTALLED HIDDEN TRACK					
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I CONTRACTOR	MULLEUISIACRED						· ·		,	^																	>							-		
	ALTERNATE		•	-								-													ALTERNATE										•	
1	SIZE (WXH)		2.0. X 8.0.	2:10" X 8:0"	9:1 X 0.7	2.0. X 8.0.	3.0. X 3.0.	4'.0" X 4'.0"	2:0" X 4:0"	2.8 × 4.0	8.8. X 2.8.	3.0 × 4.0	6.0. X 4.0.	6.0° X 4.0°	.0.7 X .0.E	*U*E X *U.E	10 /V A 10 4		6-0-X 4-0	3.0 X -0					WXH SIZE		7.0" X 8.0"	3.0.X 8.0.	2.8" X 6.8"			3.6.x.e.e.	3.0.×6.8	2.6.×7.6		
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Austin Water Utility
Water & Wastewater Service Plan Verification
(W&WW SPV)

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)
Customer Name: Kelly MARTIN Phone: 426-2196 Alternate Phone:
Service Address: 104 Lorran St
Lot: 3 Block: 3 Subdivision/Land Status: DETY DIV Z Shelley Heishis Tax Parcel ID No.: 0 110020404
Existing Use: vacant (Circle one) single-family res. duplex garage apartment other
Proposed Use: vacant single-family res. duplex garage apartment other
Number of existing bathrooms: Number of proposed bathrooms:
Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes
City of Austin Office Use
Water Main size: Service stub size: V Service stub upgrade required? New stub size:
Existing Meter number: 10 300 Existing Meter size 8 Upgrade required New size 100
WW Service: Septic System/On-Site Sewage Facility (OSSF) or WW Collection System WW Main size:
If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services
Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.
Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) Date Phone
Approved: Yes (see attached approved documents)
If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E., 10 th Street, Suite 715 for consultation and approval.
W&WWSPV Completed by (Signature & Print name) Date Date Phone
OSSE (if applicable) Approved by UDS (Signature & Print name) AWU Representative Phone Pho
Approved: Yes (see attached approved documents)
NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan
Verification expires 180 dove often day of the
Verification expires 180 days after date of Submittal
PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2 JAN 3 1 2014
Page 1 of 2 AUSTIN WATER UTILITY Page 1 of 2 AUSTIN WATER UTILITY
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One Stop Shop

505 Barton Springs Rd

(512) 974-2632 - phone

(512) 974-9112 - phone

(512) 974-9109 - fax

(512) 974-9779 – fax

Austia Energy

Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only For use in One Stop Shop Only

Responsible Person for Service Request Kelly Martin
Email Fax Phone <u>4/26-2196</u>
Residential Commercial New Construction Remodeling
Project Address 104 Lovain OR Legal Description 54 4 DIVZ Shelley 1948 Lot 13 Block 3
Who is your electrical provider?
Overhead Service Underground Service Single-phase (10) Three-phase (30)
Location of meter Rev C+
Number of existing meters on gutter (show all existing meters on riser diagram)
Expired permit #
Comments New 2 Story Accolony Duelling. Duner to relocate Electorial Secree
BSPA Completed by (Signature & Print Name) Date Phone
Approved Tyes No
AE Representative Date Phone

Application expires 180 days after the date of approval (Any change to the above information requires a new BSPA)st maintain 7'5"

clearance from AE energized power lines. Enforced by AE & NESC codes. AE APPROVED JAN 3 0 2014 31-213 JGM

I hereby certify that I am the owner of the property referenced below. I hereby authorize the applicant listed on this application to act on my behalf during the processing and presentation of this request. They shall be the principle contact with the City in processing this application.

Property address: 1104 Lorraine Street Austin, TX 78703

Date

10-30-13

Kelly Martin Clarnes-Martin)
Owner's printed name



Dear Neighbor,

This letter is to inform you, and to ask for your input and support, of the proposed construction of an "Accessory Apartment" (i.e., mother-in-law apartment attached to our home) which will replace the existing backyard detached 1-car garage at 1104 Lorrain Street. Stan's parents who are retired will be living in this space which will allow them to be near our family, allow us to care for them and help them financially as well.

As many of you know, our lot size is very small for Old West Austin at only 5,280 square feet. An Accessory Apartment is allowed under the conditions described above (for an elderly person/persons). Under Austin's McMansion ordinance the allowed living space, or Floor-to-Area Ratio (FAR), on a lot of our size is just 2300 square feet. Our current home is approximately 2,250 square feet where we live with our three children. The lot includes our home as well as a backyard 22' x 12' decrepit one car garage that does not meet current setback standards at just 5' or less from the property line in the southwest corner.

We have been working to create very efficient under 500 square foot living quarters for our parents which will have a 25' x 15' footprint. This will replace the backyard 22' x 12' garage, attach to our house, and meet current setback standards. Though the apartment footprint is only mildly larger than the garage, the "living space" or FAR on our lot will increase and will require that we ask for a variance. The Residential Design and Compatibility Commission (RDCC) can grant a variance for up to a 25% increase in FAR (for our lot this would be an additional 575 square feet).

The Old West Austin Neighborhood Association (OWANA) supports, as a general principle; the construction of Accessory Apartments, garage apartments and other small dwellings in our neighborhood in an effort to increase urban density and make our neighborhood more affordable. We are approaching OWANA to ask for their support of our design. Both OWANA and the RDCC like to see neighbor support. In our design we have worked hard to make sure that there is very little vioual impact from the street, this structure is as small as possible, and that the design is in line with our neighborhood's historic status and character. We feel the proposed request will not infringe on you and that it fits well into the reighborhood plan.

We are asking for your support in our request to increase the FAR in order to build an affordable living space for our elderly family members. If you are able to give us your support, please do so by either signing the below statement or emailing this or similar text to us at kelly@rhriley.com.

Please do not hesitate to contact us with any questions or concerns. Thank you very much for your support.

Sincerely,

Kelly and Stan Martin 1104 Lorrain St 512-426-2196 (Kelly's Cell Phone) 512-422-9973 (Stan's Cell Phone)

"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."

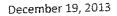
Printed Name: 6-75

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Signature



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Please do not hesitate to contact us with any questions or concerns. Thank you very much for your support.

Sincerely,

Kelly and Stan Martin 1104 Lorrain St 512-426-2196 (Kelly's Cell Phone) 512-422-9973 (Stan's Cell Phone)

	and Stan Martin's request for a variance for FAR increase of 2	25% or less (approximately 500 square feet) for
an accessory apo		
Printed Name:	Lisa Marris	



December 19, 2013

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"I support Kelly and Stan Martin's request for a variance for FAR increase of a	25% or less (approximately 500 square feet) fo
an accessory apartment."	
Printed Name: Diwhe Maylote	
Home Address: 1101 Larrain St. Austin 1	X 78713
Phone: 512-9454144 A	·
Signature: Size Huyuste	



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an accessory apar	ia stan iviartin's request for a variance fol tment." , , , , , , , , , , , , , , , , , , ,	r HAK increase of 25% o	r less (approximately 500 square feet
Printed Name:	Linda Miller		en e
Home Address:	1103 Lorran		
Phone:	Austin, TX	512-923	-3149
Signature:	Zinda M.V	_	
	× +		

Kelly Martin

From:

JKazzoun <jkazzoun@gmail.com>

Sent:

Thursday, January 2, 2014 10:49 AM

To:

Kelly Martin

Subject:

Re: 1104 Lorrain Back Apartment

We support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment. Based on the drawings we've seen, we do not believe it will appreciably alter the view from the front of the property in any negative way.

Thanks.

Youssef and Claudette Kazzoun 1105 Lorrain St. 512-320-5447

From: Kelly Martin

Sent: Thursday, January 02, 2014 8:27 AM

To: mo@bigshoes.com; lisa@bigshoes.com; mailto:kaylynn.watson@gmail.com; onthegreen17@att.net; Kurt Sauer;

Claudette Kazzoun; jkazzoun@gmail.com

Cc: Stan Martin

Subject: 1104 Lorrain Back Apartment

Hello Neighbors,

Happy New Year. I sent this email just before the New Year Holiday but it may have gotten lost in the holiday shuffle!

As several of you may or may not know, Stan's Dad and his wife have sold their house and are moving to Austin. They are both on a very fixed income but want be close to the kids and also close to us (they are not in the greatest of health). As we all know, this neighborhood is not terribly affordable. Rather than trying to have all of us live in our house which is not well designed nor large enough for 7 people (aaaagh!) we are planning to build a small, attached "accessory apartment". It will be just under 500 square feet but the footprint won't be much larger than the garage (which will be demolished).

The lots on this side of the street are really small and the maximum square footage allowed is just a little bit larger than our current house size (about 2250 sq. ft). As a result, we have to ask the City for a variance for additional living space beyond our home. Getting neighbor support is a HUGE part of that process (and part of being a good neighbor too)! I've attached a view of what it looks like now from the street and what it will look like when the structure is finished. As you can see, it doesn't look all that different from the street. I've also attached the letter we are going to be taking around for people to sign in support which provides a bit more detail.

You can sign this and give it to us, email it to us, or simply respond to this email with the statement below (or something similar)...

 "I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."

Feel free to reach out to us with questions. This project likely won't start until June at the earliest but we are trying to get as much support as possible before the OWANA meeting early next week (Jan 6th). My cell is 512-426-2196.

Kay Lynn Watson 1106 Lorrain St. Austin, Texas 78703

January 3, 2014

To Whom It May Concern:

Kay lyn Wasson

I am a neighbor on the north side of the property of Kelly and Stan Martin. I support their request for a variance for the FAR increase of 25% or less for an accessory apartment. Thank you for your consideration.

Kay Lynn Watson

Dear Neighbor,

This letter is to inform you, and to ask for your input and support, of the proposed construction of an "Accessory Apartment" (i.e., mother-in-law apartment attached to our home) which will replace the existing backyard detached 1-car garage at 1104 Lorrain Street. Stan's parents who are retired will be living in this space which will allow them to be near our family, allow us to care for them and help them financially as well.

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Kelly and Stan Martin 1104 Lorrain St 512-426-2196 (Kelly's Cell Phone) 512-422-9973 (Stan's Cell Phone) You can simply leave the form at the house!

"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."

Printed Name: Gretchen Reed

Home Address: 1203 Locrain St.

Phone: 512-585-6137

Signature: Gretchen Reed



December 19, 2013

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Printed Name: RAYMONO RISK

Home Address: 1204 LOCCOUN

Phone: 5124725272

Signature: Address: Address

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"i support Kelly and Stan Martin's request for a variance for	or FAR increase of I	25% or less (i	арргохітаtely 500 s	quare feet) fo
an accessory apartment,"				
Printed Name: Katharina Barnhill			art our	
Home Address: 1206 LOCYAIN ST.	76703			
Phone: 512-496-5712				
Signature:				



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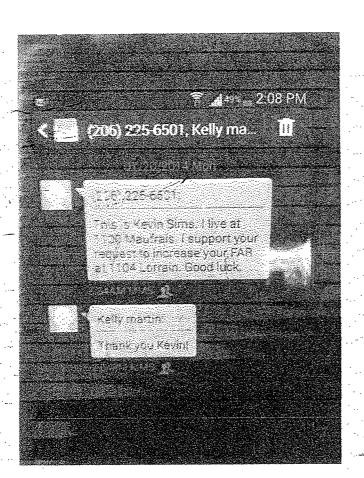
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"I support Kelly and Stan Martin's request for a variance for FAR increase an accessory apartment."	of 25% or less (approximately 500 square feet) f
Printed Name: PAYL POSNER	
Home Address: 1806 MAVARAIS ST	
Phone: 210.387,3(46	· · · · · · · · · · · · · · · · · · ·
Signature: Paul Pod	



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December 19, 2013

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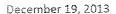
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Printed Name: Searce Eckrock	
Home Address: 1103 Manhows, 78703	
Phone: 5/2 431 6966	
Signature: XEW WX	





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"I support Kelly and an accessory apartm	Stan Martin's request for a variance for FAR incr ent."	rease of 25% or	less {approximately 500 square feet; fo
Printed Name:	William Haccis	ing transport and the second second	
Home Address:	1105 Marfrais St	78703	
Phone:	512.909-6417		Sec.
Signature:	William Hams		



December 19, 2013

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Kelly and Stan Martin 1104 Lorrain St 512-426-2196 (Kelly's Cell Phone) 512-422-9973 (Stan's Cell Phone)

an accessory apartment."				
Printed Name: ALGX ROBERTS	manage	e e e e e e e e e e e e e e e e e e e	 merre e e e e	
Horne Address: 1107A WAUFRAIS				
Phone: 113 851 3156				
Phone: 118 891 3196 Signature: 4784124	and the second s			

"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for

30

Dear Neighbor,

This letter is to inform you, and to ask for your input and support, of the proposed construction of an "Accessory Apartment" (i.e., mother-in-law apartment attached to our home) which will replace the existing backyard detached 1-car garage at 1104 Lorrain Street. Stan's parents who are retired will be living in this space which will allow them to be near our family, allow us to care for them and help them financially as well.

As many of you know, our lot size is very small for Old West Austin at only 5,280 square feet. An Accessory Apartment is allowed under the conditions described above (for an elderly person/persons). Under Austin's McMansion ordinance the allowed living space, or Floor-to-Area Ratio (FAR), on a lot of our size is just 2300 square feet. Our current home is approximately 2,250 square feet where we live with our three children. The lot includes our home as well as a backyard 22' x 12' decrepit one car garage that does not meet current setback standards at just 5' or less from the property line in the southwest corner.

We have been working to create very efficient approximately 500 square foot living quarters for our parents which will have a 25' x 15' footprint. This will replace the backyard 22' x 12' garage, attach to our house, and meet current setback standards. Though the apartment footprint is only mildly larger than the garage, the "living space" or FAR on our lot will increase and will require that we ask for a variance. The Residential Design and Compatibility Commission (RDCC) can grant a variance for up to a 25% increase in FAR (for our lot this would be an additional 575 square feet).

The Old West Austin Neighborhood Association (OWANA) supports, as a general principle, the construction of Accessory Apartments, garage apartments and other small dwellings in our neighborhood in an effort to increase urban density and make our neighborhood more affordable. We are approaching OWANA to ask for their support of our design. Both OWANA and the RDCC like to see neighbor support. In our design we have worked hard to make sure that there is very little visual impact from the street, this structure is as small as possible, and that the design is in line with our neighborhood's historic status and character. We feel the proposed request will not infringe on you and that it fits well into the neighborhood plan.

We are asking for your support in our request to increase the FAR in order to build an affordable living space for our elderly family members. If you are able to give us your support, please do so by either signing the below statement or emailing this or similar text to us at <u>kelly@rhriley.com</u>.

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Kelly and Stan Martin 1104 Lorrain St 512-426-2196 (Kelly's Cell Phone) 512-422-9973 (Stan's Cell Phone)

"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."

Printed Name: Serfelly Ave, Austin, TX 78703

Phone: 612 474-4273

Signature: When we will be a square feet of the square feet



December 19, 2013

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"I support Kelly and Stan Martin's request for a variance	for FAR increase of 25% or less (approximately 500 square feet) for
an accessory apartment."	
Printed Name: Mark Ashby	/ ANTHOM/SENECAL
Home Address: 1311 West 12th Stre	et Austin, Tx 78703
Phone: 512.524.1220	512-826-7459
Signature: /	ANHON SAM

January 13, 2014

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"I support Kelly and Stan Martin's request for a variance for FAR increase o	27.350/ 25.505/	·
an accessory apartment."	1) 25% Or less (approximately 500 s	quare jeet) for
Printed Name: MWELL SMALOCO		
Home Address: 1403 NOST DM ST ADT	THE AUGUM TX	29.20
Phone: 512 423 4210		
Signature:		
	Annual Control of the	



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"I support Kelly and Stan Martin's request for a variance for Fi an accessory apartment."	AR increase of 25% or less (approximately 500 square feet) fo	 }}
Printed Name: ROSEMANA WUMA		
Home Address: 1402W. 34h5+		
Phone: 512-657-9593	· · ·	٠.
Signatura. 17 (Ac		٠.

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Waterloo Surveyors Inc.

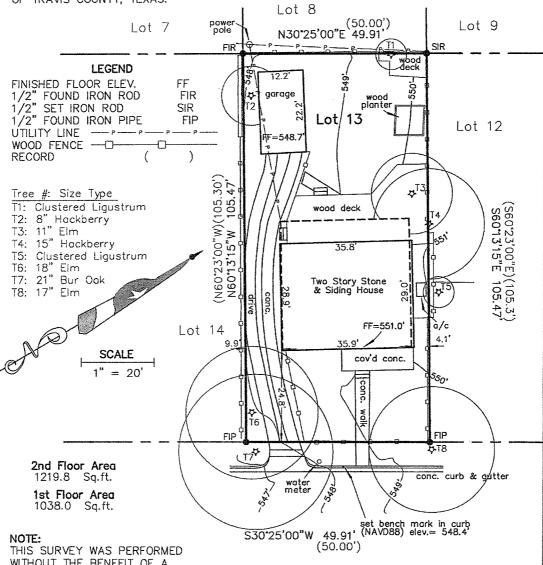
SURVEY PLAT

J13954 ADDRESS: 1104 LORRAIN STREET AUSTIN, TEXAS 78703

OWNER: STANLEY R. MARTIN KELLY R. CARNEE—MARTIN

LEGAL DESCRIPTION:

LOT 13, BLOCK 3, SHELLY HEIGHTS NO. 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 260, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER RIGHTS AND RESTRICTIONS MAY APPLY.

Lorrain Street

State of Texas:

County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B & 6 Condition II Survey.

I certify that the property shown hereon <u>is not</u> within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: <u>48453C0445H</u>

Zone: X Dated: 9/26/2008

Dated this the 6th day of January ,2014.

Thomas P. Dixon R.P.L.S. 4324 www.WaterlooSurvyeors.com

(512)481° 9602

C Copyright 2014



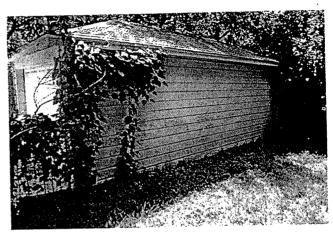
View of Front Elevation from Street



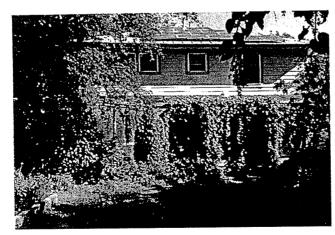
View of Front from Owner's Drive



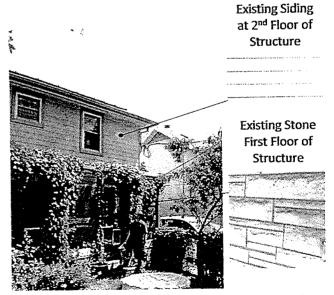
View of South Elevation Façade Typical Existing Materials



View of Garage Structure to be Demolished

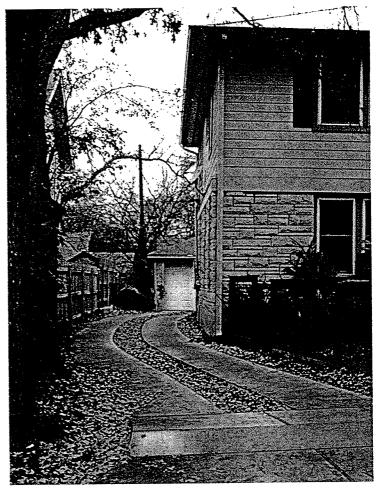


View of Rear Elevation from Property Line

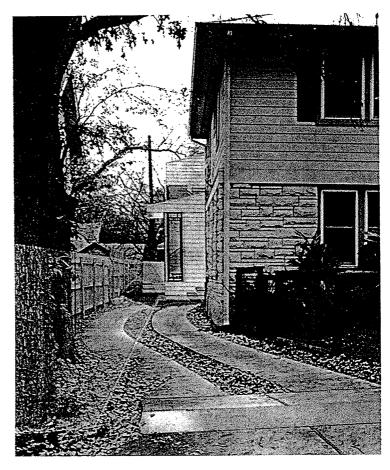


View of Existing Corner to Connect with Addition. All existing stone will remain. Some siding to be removed during construction.

Existing View of Front Driveway (South Side of Home)



Proposed View of Front Driveway (South Side of Home)



1100 to 1107 Lorrain Street

